

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
MINUTES

February 7, 2017

Chairperson J. Hilt called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: J. Hilt, S. Kroes, K. Panozzo, A. Riegler, D. Warren, S. Radtke, L. Wood

MEMBERS ABSENT: None

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: A. Soler, Lakeshore Museum Center, 430 W Clay Ave.; P. Kurek, 5080 Davis Rd.

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of January 3, 2017 was made by J. Hilt, supported by D. Warren and unanimously approved.

NEW BUSINESS

Case 2017-03 – 444 & 448 West Clay Avenue Applicant: Paul Kurek. District: Clay-Western. Current Function: Residential. M. Franzak presented the staff report. This case was presented by Lakeshore Museum Center personnel last month to obtain HDC input on the demolition plans. The applicant, who is the current property owner, is seeking approval to demolish the two homes. He then planned to sell the land to the Lakeshore Museum Center for their future expansion. As stated previously, the homes do not possess many historic qualities or craftsmanship, and both have fallen into disrepair. The City's building inspection department, SafeBuilt, had determined that moving the houses to another site was not feasible due to their condition.

In addition to their main site, the Lakeshore Museum Center owned the building at 477 W Western Ave, which they used as an archive facility. They also rented space in the building that hosts Ryke's Bakery on Terrace St, which they used for storage. Consolidation of these facilities into one central location would allow a higher and better use of 477 W. Western Avenue which was also in a historic district.

J. Hilt asked if staff or the applicant had any other information to add since last month's meeting. M. Franzak suggested that any motion for approval include that the approval could transfer to the new owner. A. Soler stated that the County received approval to purchase the two buildings and would be signing a purchase agreement as soon as the HDC approved the demolition request. P. Kurek stated that he was working with CMH on relocating their clients who resided in the two buildings.

A motion that the HDC approve the request to demolish 444 and 448 West Clay Avenue with the conditions that HDC approval is transferrable to the new owner, all zoning requirements are met, and the necessary permits are obtained, was made by L. Wood, supported by S. Kroes and unanimously approved, with J. Hilt, S. Kroes, K. Panozzo, A. Riegler, S. Radtke, L. Wood and D. Warren voting aye.

OLD BUSINESS

None

OTHER BUSINESS

Meeting attendance/RSVP – J. Hilt asked that board members be sure to let staff (Diane or Mike) know as soon as possible whether or not they will be able to attend the HDC meetings so that they can determine whether or not we will have a quorum.

HDC Standards – S. Radtke was concerned about the practice of allowing painted structures to be covered with vinyl siding. M. Franzak stated that it was likely the HDC would have a new staff liaison within a few months, and once the new person was on board, they could review the guidelines for any changes that may be needed. M. Franzak stated that staff would need to consult the City Attorney to see how to make changes to the ordinance.

Marketing & Incentives – Staff and board members discussed ideas for promoting the historic districts, and possible incentives to get homeowners to maintain their homes according to HDC standards.

ELECTION OF OFFICERS

A motion to retain J. Hilt as Chairperson and S. Radtke as Vice-chairperson was made by S. Kroes, supported by S. Radtke and unanimously approved, with J. Hilt, S. Kroes, K. Panozzo, A. Riegler, S. Radtke, L. Wood and D. Warren voting aye.

There being no further business, the meeting was adjourned at 4:45 p.m.